

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph H. Betz & Elizabeth J. Betz
I, or we, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 238.4 to allow display of vehicles within 0 ft. from the front property line in lieu of the required 10' and Section 238.1 to allow an office trailer to be within 5' of the front property line in lieu of the required 25' and 40' from the centerline of the road in lieu of the required 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Size and topography of land necessitates the required variance;
2. The granting of the variance will not be detrimental to the health, safety and general welfare of the area;
3. For such offer and further reasons to be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Joseph H. Betz
Elizabeth J. Betz Legal Owner

Address 8545 Philadelphia Rd. Baltimore, Md. 21237

Protestant's Attorney

Suite 205 Alex. Brown Bldg. Towson, MD 21204/825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of July 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August 1980 at 9:30 o'clock A.M.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph H. Betz & Elizabeth J. Betz
I, or we, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 503.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning

Commissioner should approve an amended site plan (Case #70-205 RA) to allow existing structure to remain, to allow building to be 12 ft. from property line contrary to approved plan showing 18 ft. (0 ft. set-back variance granted in Case #70-205 RA); and other changes to be presented at time of the public hearing in the merits; to approve a new site plan for the several uses on the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser

Elizabeth J. Betz Legal Owner

Address 8545 Philadelphia Rd. Baltimore, Md. 21237

Protestant's Attorney

ERIC DINENNA, ESQUIRE

Address Suite 205 Alex. Brown Bldg. Towson, MD 21204/825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of July 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Used Car Lot in a B.R. Zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Joseph H. Betz

(Type or Print Name)

Signature

Elizabeth J. Betz

(Type or Print Name)

Signature

Attorney: Petitioner:

S. ERIC DINENNA, ESQUIRE

(Type or Print Name)

Signature

Suite 205 Alex. Brown Bldg.

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 825-1630

825-1630

Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of July 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County

Z.C.O. No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY

PETITION FOR VARIANCES

SE/S Philadelphia Rd., 260'

SW Golden Ring Rd., 14th District

JOSEPH H. BETZ, et ux, Petitioners : Case No. 81-43-XASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman

Deputy People's Counsel

John W. Hession, III

People's Counsel for Baltimore County

Rm. 223, Court House

Towson, Maryland 21204

494-2188

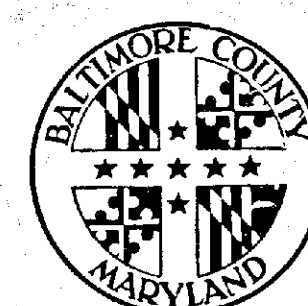
I HEREBY CERTIFY that on this 5th day of August, 1980, a copy of the foregoing Order was mailed to S. Eric Dinenna, Esquire, Suite 205 Alex. Brown Building, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 14, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric Dinenna, Esquire
Suite 205
Alexander Brown Bldg.
Towson, Maryland 21204

RE: Item No. 231
Petitioner - Joseph H. Betz, et ux
Special Exception, Special Hearing
and Variance Petitions

Dear Mr. Dinenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southeast side of Philadelphia Road approximately 360 feet southwest of Golden Ring Road in the 14th Election District, the subject property is presently improved with the facilities of your clients' repair garage and used car operation. Adjacent properties are improved with dwellings to the east and west, while the Rosedale Park exists immediately to the south of this site.

Because of your clients' proposal to legalize the existing used car operation and the location of the vehicle display area and office trailer, this Special Exception and Variance is required. The Special Hearing is included in order to amend the previously approved plan for this site that was submitted with Case No. 70-205-RA. Basically, the changes are that the existing garage was located contrary to the approved plan, certain structures were proposed to be razed and are still existing and other changes which will be presented at the time of the scheduled hearing.

As indicated in our previous conversations, it was your proposal to acquire Gettman Avenue and for this reason it was included in this request. This matter should be discussed fully at the scheduled hearing. In addition particular attention should be afforded to the comments of the Health Department and those of the Department of Permits and Licenses.

Item No. 231
Special Exception, Special Hearing
and Variance Petitions
August 14, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

Chairman

Zoning Plans Advisory Committee

NEC:sc

Enclosures

cc: K/C Engineers - Surveyors
704 Dalany Valley Court
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 1, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #231 (1979-1980)

Property Owner: Joseph H. & Elizabeth J. Betz
S/ES Philadelphia Rd. 260' S/W Golden Ring Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot; Special Hearing to approve an amended site plan to Case No. 70-205-RA to allow an existing structure to remain, to allow building to be 12' from the property line in lieu of the approved plan showing 18', to approve a new site plan for the property, and Variance to permit display of vehicles within 0' from the front property line in lieu of the required 10' and to allow an office trailer within 10' of the front property line and 40' from the centerline in lieu of the required 25' and 50', respectively.
Acres: 1.26 District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises, in part, Lots 1, 2, 3, 19, 20 and 21 and a portion of the unimproved bed of Gettman Avenue (50 feet wide), shown on the plat of Gettman Heights, recorded W.P.C. 7, Folio 174 and L.M.C.L. 9, Folio 27.

The comments supplied in connection with the Zoning Advisory Committee review of this property for Item 150 (1969-1970), 70-205RA, remain valid and applicable, and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 231 (1979-1980).

Very truly yours,

William E. Hammond

WILLIAM E. HAMMOND, P.E.

Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

1-W Key Sheet, 13 NE 23 Pos. Sheet

NE 4 E Topo, 09 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of December, 1980, that the herein Petition for the Variance(s) to permit vehicle display within zero feet of the front property line in lieu of the required 10 feet /an office trailer to be within 5 feet of the front property line and in lieu of the required 25 feet and within 40 feet of the center line of the street in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and restrictions contained in the accompanying Special Exception Order.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 70-205-RA would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of December, 1980, that the amendment to the site plan filed in Case No. 70-205-RA, to allow the existing structure to be setback 12 feet from the property line contrary to the 18 feet shown on the site plan approved November 5, 1970 and the zero foot setback granted by Order dated May 18, 1970, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and restrictions contained in the accompanying Special Exception Order.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of December, 1980, that the herein Petition for Special Exception for a used car lot should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners' decision, as to his preferred method of providing sewer service, shall be conveyed to the Baltimore County Bureau of Environmental Services within six months.
2. Compliance with Sections 105.1 and 424 of the BOCA Code.
3. The trailer adjacent to the rear garage/repair shop shall be removed within 30 days after metropolitan sewer is extended to the property.
4. A special hearing to determine whether the setbacks should be allowed to continue shall be required at any such time as the road pavement or sidewalk is closer than 10 feet to the used car display parking or 15 feet to the used car trailer office due to the widening of Philadelphia Road.
5. No portion of the existing garage/repair shop, located on the northeast side of the property, shall be closer than 15 feet to the road pavement or sidewalk at any such time as Philadelphia Road is widened or part of the said garage/repair shop is razed.

The notes on the site plan shall be revised to read as follows:

- a. Gettman Avenue - 30 foot wide unimproved street, established on the plats of Gettman Heights, recorded in Liber W.P.C. 7, folio 174, and Liber L.M.C.L.M. 9, folio 27. (The status of this street is indefinite and no highway improvements are contemplated at this time.)
 - b. The nonconforming office trailer to be removed within 30 days after metropolitan sewer is extended to the property.
7. A revised site plan, incorporating the above applicable restrictions, shall be submitted and approved the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County



James J. O'Donnell
Secretary
M. S. Catridge
Administrator

May 28, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, May 27, 1980
ITEM: 231
Property Owner: Joseph H. & Elizabeth J. Betz
Location: SE/S Philadelphia Rd. (Route 7) 260' SW Golden Ring Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot; Special Hearing to approve an amended site plan to Case No. 70-205-RA to allow an existing structure to remain, to allow building to be 12' from the property line in lieu of the approved plan showing 18', to approve a new site plan for the property and Variance to permit display of vehicles within 0' from the front property line in lieu of the required 10' and to allow an office trailer within 10' of the front property line and 40' from the centerline in lieu of the required 25' and 50' respectively.
Acres: 1.26
District: 14th

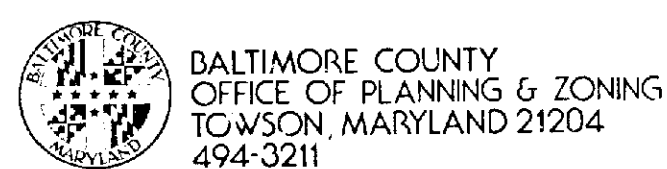
Dear Mr. Hammond:

On review of the plan revisions must be made.

The plan must show an existing right of way of 60' with a proposed Right of way of 70'.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vrd
My telephone number is (383-4320)
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203
By: George Wittman



JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #231, Zoning Advisory Committee Meeting, May 27, 1980, are as follows:

Property Owner: Joseph H. and Elizabeth J. Betz
Location: SE/S Philadelphia Road 260' SW Golden Ring Road
Acres: 1.26
District: 14th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided. The property is in a Traffic Deficient Area controlled by a "D" intersection.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 231 - ZAC - May 27, 1980
Property Owner: Joseph H. & Elizabeth J. Betz
Location: SE/S Philadelphia Rd. 260' SW Golden Ring Rd.
Existing Zoning: Special Exception for a used car lot; Special Hearing to approve an amended site plan to Case No. 70-205-RA to allow an existing structure to remain, to allow building to be 12' from the property line in lieu of the approved plan showing 18', to approve a new site plan for the property and Variance to permit display of vehicles within 0' from the front property line in lieu of the required 10' and to allow an office trailer within 10' of the front property line and 40' from the centerline in lieu of the required 25' and 50' respectively.

Acres: 1.26
District: 14th

Dear Mr. Hammond:

The requested Special Exception for a used car lot is not expected to be a major increase in traffic.

The requested Variances to the front setbacks can be expected to cause sight distance problems on Philadelphia Road.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



CONRAD J. ROOP, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

July 12, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #231, Zoning Advisory Committee Meeting of May 27, 1980, are as follows:

Property Owner: Joseph H. & Elizabeth J. Betz
Location: SE/S Philadelphia Rd. 260' SW Golden Ring Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot; Special Hearing to approve an amended site plan to Case No. 70-205-RA to allow an existing structure to remain, to allow building to be 12' from the property line in lieu of the approved plan showing 18', to approve a new site plan for the property and Variance to permit display of vehicles within 0' from the front property line in lieu of the required 10' and to allow an office trailer within 10' of the front property line and 40' from the centerline in lieu of the required 25' and 50' respectively.
Acres: 1.26
District: 14th

The existing property is presently served by metropolitan water and a private sewage disposal system which is failing. This property was included in an August 1979 survey to determine the adequacy of the sewage disposal systems in the area. As a result of the survey, it was recommended that metropolitan sewer be extended to correct the large number of failing septic systems encountered. Metropolitan sewer is proposed for the area but the proposed alignments and route of the sewer lines have yet to be finalized.

A building permit for any proposed structures on the property will not be approved until extension of and connection to metropolitan sewer is

Mr. William R. Hammond

- 2 -

July 12, 1980

accomplished and the existing septic system properly abandoned and backfilled.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

August 5, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Joseph H. & Elizabeth J. Betz

Location: SE/S Philadelphia Road 260' SW Golden Ring Rd.

Item No: 231 Zoning Agenda: Meeting of 5/27/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Noted and Approved: Fire Prevention Bureau
Planning Group
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

July 10, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #231 Zoning Advisory Committee Meeting, May 27, 1980
are as follows:

Property Owner: Joseph H. & Elizabeth J. Betz
Location: SE/S Philadelphia Road 260' SW Golden Ring Road
Existing Zoning: R-1
Proposed Zoning: Special Exception for a used car lot; Special Hearing to approve an amended site plan to Disp. No. 70-205-RA to allow an existing structure to remain, to allow building to be 12' from the property line in lieu of the approved plan showing 15' to approve a new site plan for property and variance to permit display of vehicles within 0' from the front property line in lieu of the required 10' and to allow an office trailer within 10' of the front property line and 40' from the centerline in lieu of the required 25' and 50' respectively.
The items checked below are applicable: Acres: 1.26 District: 14th

- All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- Requested variance conflicts with the Baltimore County Building Code, Section/s See Sections below
- A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 21h.
- Comments: Unless the trailer can comply with Section 105.1 and indicate a legitimate permit has been issued and that it can or does comply with Section 124.0 of the Building Code, it may be a code violation. The owner or agent should verify that it is in compliance. These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:rrj

S. Eric DiNenna, Esquire
Suite 205 Alex. Brown Building
Towson, Maryland 21204

cc: K/C Engineers - Surveyors
744 Dulaney Valley Coast
Towson, Md., Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of July, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Joseph H. Betz, et ux:

Petitioner's Attorney S. Eric DiNenna, Esq.

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 27, 1980

RE: Item No: 231, 232, 233, 234, 235, 236
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich, Assistant
Department of Planning

NWP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 5, 1980

S. Eric DiNenna, Esquire
Suite 205
Alex. Brown Building
Towson, Maryland 21204

RE: Petitions for Special Exception, Special Hearing, and Variances
SE/S of Philadelphia Rd., 260' SW of Golden Ring Rd. - 14th Election District
Joseph H. Betz, et ux - Petitioners
NO. 81-43-XASPH (Item No. 231)

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/tac

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 18, 1980

S. Eric DiNenna, Esquire
Suite 205 - Alex Brown Building
Towson, Maryland 21204

RE: Petition for Special Exception, Variance and Special Hearing
SE/S Phila. Rd., 260' SW Golden Ring Rd - Joseph H. Betz, et ux
Case No. 81-43-XASPH

Dear Mr. DiNenna:

This is to advise you that \$111.38 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jouna, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WHE:aj

July 30, 1980

S. Eric DiNenna, Esquire
Suite 205 - Alex Brown Building
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, Variances and Special Hearing - SE/S Philadelphia Rd., 260' SW Golden Ring Road - Joseph H. Betz, et ux - Case No. 81-43-XASPH

TIME: 9:30 A.M.

DATE: Wednesday, August 27, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
FROM: John D. Jayiffert, Director, Office of Planning and Zoning
SUBJECT: Petitioner No. 81-43-XASPH Item 231
Date: August 21, 1980

Petition for Special Exception, Variances & Special Hearing
Southeast side of Philadelphia Road, 260 feet Southwest of Golden Ring Road
Petitioner: Joseph H. Betz, et ux

Fourteenth District

HEARING: Wednesday, August 27, 1980 (9:30 A.M.)

This office is not opposed to the granting of the requested special exception for a used car lot or for the setback variance of 12 feet instead of 15 feet. We do not support the granting of the petitioner's request to allow display of vehicles within 0 feet of the front property line nor the requested front yard variance for the trailer. If any or all of the petitioner's requests are granted, details of landscaping, submitted to and approved by the Division of Current Planning and Development, should be required.

John D. Jayiffert, Director
Office of Planning and Zoning

JDC:JGH:ab

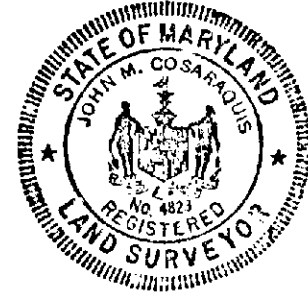
K/C ENGINEERS-SURVEYORS
744 DULANEY VALLEY COURT
Towson, Maryland 21204

April 3, 1980

and Variance

Description for Special Exception part of the Betz property, No. 8545 Philadelphia Road, 14th Election District, Baltimore County, Maryland

Beginning for the same on the southeast side of Philadelphia Road, 40 feet wide, at the distance of 260 feet more or less from the corner formed by the intersection of the southeast corner of Philadelphia and Golden Ring Roads and running thence and binding on the southeast side of Philadelphia Road South 58° 00' East 395 feet more or less, thence leaving said road the five following courses and distances: North 52° 32' East 115 feet, North 37° 28' East 15 feet, North 52° 32' East 135 feet, South 37° 28' East 21.00 feet and North 52° 32' East 30.00 feet to the outline, running thence and binding on the outline North 52° 32' East 46.30 feet and North 9° 00' West 130 feet to the place of beginning. Containing 0.69 acres or less of land.



CIVIL ENGINEERING • LAND SURVEYING • LAND DEVELOPMENT

K/C ENGINEERS-SURVEYORS
744 DULANEY VALLEY COURT
Towson, Maryland 21204

April 3, 1980

Special Hearing

Description of the Betz property, No. 8545 Philadelphia Road, 14th Election District, Baltimore County, Maryland

Beginning for the same on the southeast side of Philadelphia Road, 40 feet wide, at the distance of 260 feet more or less from the corner formed by the intersection of the southeast corner of Philadelphia and Golden Ring Roads and running thence and binding on the southeast side of Philadelphia Road South 58° 00' East 395 feet more or less, thence leaving said road the five following courses and distances: South 37° 28' East 176.80 feet, North 52° 32' East 280.00 feet, North 37° 28' East 31.00 feet, North 52° 32' East 46.30 feet and North 9° 00' West 130 feet to the place of beginning. The improvements thereon being known as No. 8545 Philadelphia Road.

Containing 1.26 acres of land more or less



CIVIL ENGINEERING • LAND SURVEYING • LAND DEVELOPMENT

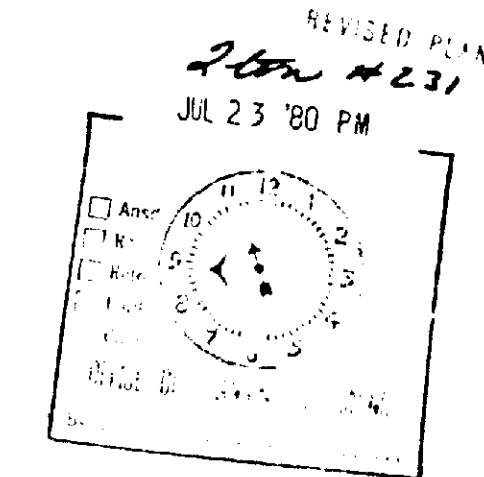
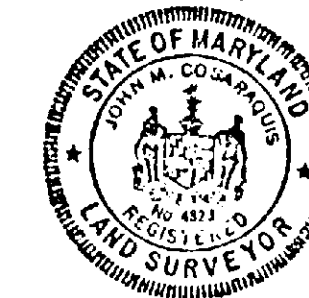
K/C ENGINEERS-SURVEYORS
744 DULANEY VALLEY COURT
Towson, Maryland 21204

July 16, 1980

Description for Special Hearing of the Betz property, No. 8545 Philadelphia Road, 14th Election District, Baltimore County, Maryland.

Beginning for the same on the southeast side of Philadelphia Road, 40 feet wide, at the distance of 260 feet more or less, southwesterly from the corner formed by the intersection of the southeast corner of Philadelphia and Golden Ring Roads and running thence and binding on the Southeast side of Philadelphia Road South 58° 00' West 395 feet more or less, thence leaving said road the five following courses and distances: South 37° 28' East 176.80 feet, North 52° 32' East 280.00 feet, North 37° 28' West 31.00 feet, North 52° 32' East 46.30 feet and North 9° 00' West 130 feet to the place of beginning. The improvements thereon being known as No. 8545 Philadelphia Road.

Containing 1.26 acres of land more or less



CIVIL ENGINEERING • LAND SURVEYING • LAND DEVELOPMENT

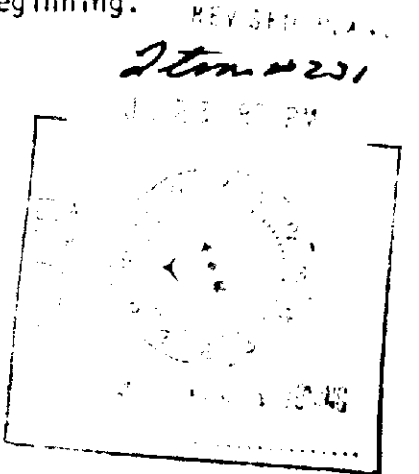
K/C ENGINEERS-SURVEYORS
744 DULANEY VALLEY COURT
Towson, Maryland 21204

July 16, 1980

Description for Special Exception and Variance part of the Betz property, No. 8545 Philadelphia Road, 14th Election District, Baltimore County, Maryland.

Beginning for the same on the southeast side of Philadelphia Road, 40 feet wide, at the distance of 260 feet more or less, southwesterly from the corner formed by the intersection of the southeast corner of Philadelphia and Golden Ring Roads and running thence and binding on the southeast side of Philadelphia Road South 58° 00' West 395 feet more or less, thence leaving said road South 37° 28' East 90 feet, thence for a line of division the six following courses and distances: North 52° 32' East 115 feet, North 37° 28' West 15 feet, North 52° 32' East 90 feet, North 70° 04' 12" East 52.44 feet, South 37° 28' East 55.00 feet and North 52° 32' East 25.00 feet to the outline, running thence and binding on the outline North 52° 32' East 46.30 feet and North 9° 00' West 130 feet to the place of beginning.

Containing 0.69 acres of land more or less



CIVIL ENGINEERING • LAND SURVEYING • LAND DEVELOPMENT

PETITION FOR SPECIAL EXCEPTION, VARIANCES AND SPECIAL HEARING
14th District

ZONING: Petition for Special Exception, Variances & Special Hearing
LOCATION: Southeast side of Philadelphia Road, 260 feet Southwest of Golden Ring Road
DATE & TIME: Wednesday, August 27, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a used car lot in a B.R. zone; Variances to allow display of vehicles within 0 feet from the front property line in lieu of the required 10 feet and to allow an office trailer to be within 5 feet of the front property line in lieu of the required 25 feet and 40 feet from the centerline of the road in lieu of the required 50 feet and/or Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amended site plan (Case No. 70-205-RA) to allow existing structure to remain, to allow building to be 12 feet from property line contrary to approved plan showing 18 feet (0 foot setback variance granted in Case No. 70-205-RA) and other changes to be presented at time of the public hearing in the merits and to approve a new site plan for the several uses on the property.

The Zoning Regulation to be excepted as follows:

Section 238.4 - Area Regulations

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Joseph H. Betz, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, August 27, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 13 day of May, 1980.

Filing Fee \$ 50 Received: 50 Check

Cash
Other

Petitioner Betz Submitted by J. DiNanno

Petitioner's Attorney J. DiNanno Reviewed by WEC

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description Yes No									
Previous case: —	Map # —									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 5/10/80
Posted for: Petition for Variance, Special Exception, & Special Hearing
Petitioner: Joseph H. Betz, et ux
Location of property: SE of Philadelphia Rd., 260' SW of Golden Ring Rd.
Location of Signs: Corner of Baltimore Ave. facing Philadelphia Rd.
Remarks: —
Posted by: Sean Coleman Date of return: 5/19/80
Number of Signs: 4

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 089609

DATE July 30, 1980 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Elizabeth Betz

FOR Filing Fee for Case No. 81-43-XASPH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 09171

DATE September 2, 1980 ACCOUNT 01-662

AMOUNT \$111.83

RECEIVED FROM Betz Garage, Inc.

FOR Adv. & Posting for Case No. 81-43-XASPH

VALIDATION OR SIGNATURE OF CASHIER

Petition for Special Exception, Variances & Special Hearing

14th District
Zoning: Petition for Special
Exception, Variances and
Special Hearing.

Location: Southeast side of
Philadelphia road, 260 feet
Southwest of Golden Ring
Road.

Date & Time: Wednesday,
August 27, 1980 at 9:30 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:

Petition for special exception
for a used car lot in a B.R. zone;
Variances to allow display of
vehicles within 0 feet from the
front property line in lieu of the
required 10 feet and to allow an
office trailer to be within 5 feet
of the front property line in lieu
of the required 25 feet and 40
feet from the centerline of the
road in lieu of the required 50
feet and Special Hearing under
Section 500.7 of the Zoning
Regulations of Baltimore
County, to determine whether
or not the Zoning Commissioner
and/or Deputy Zoning
Commissioner should approve
an amended site plan (Case No.
70-205-RA) to allow existing
structure to remain, to allow
building to be 12 feet from
property line contrary to
approved plan showing 18 feet
(0 foot setback variance granted
in Case No. 70-205-RA) and
other changes to be presented
at time of the public hearing in
the merits and to approve a new
site plan for the several uses of
the property.

The Zoning Regulation to be
excepted as follows:

Section 238.4 - Area
Regulations.

All that parcel of land in the
Fourteenth District of
Baltimore County. Description
for Special Exception and
Variance part of the Betz
property, No. 8545 Philadelphia
Road, 14th Election District,
Baltimore County, Maryland.

Beginning for the same on the
southeast side of Philadelphia
Road, 40 feet wide, at the
distance of 260 feet more or less,
southwesterly from the corner
formed by the intersection of
the southeast corner of
Philadelphia and Golden Ring
Roads and running thence and
binding on the southeast side of
Philadelphia Road South 58° 00'
West 395 feet more or less,
thence leaving said road South
37° 28' East 90 feet, thence for a
line of division the six following
courses and distances: North
52° 32' East 115 feet, North 37°
28' West 15 feet, North 52° 32'
East 90 feet, North 70° 04' 12'
East 52.44 feet, South 37° 28'
East 55.00 feet and North 52°
32' East 25.00 feet to the
outline, running thence and
binding on the outline North 52°
32' East 46.30 feet and North 9°
00' West 30 feet to the place of
beginning.

Containing 0.69 acres of land
more or less.

Description for Special
Hearing of the Betz property,
No. 8545 Philadelphia Road,
14th Election District,
Baltimore County, Maryland.

Beginning for the same on the
southeast side of Philadelphia
Road, 40 feet wide, at the
distance of 260 feet more or less,
southwesterly from the corner
formed by the intersection of
the southeast corner of
Philadelphia and Golden Ring
Roads and running thence and
binding on the Southeast side of
Philadelphia Road South 58° 00'
West 395 feet more or less,
thence leaving said road the five
following courses and distances:
South 37° 28' East 176.80 feet,
North 52° 32' East 280.00 feet,
North 37° 28' West 31.00 feet,
North 52° 32' East 46.30 feet
and North 9° 00' West 130 feet
to the place of beginning. The
improvements thereon being
known as No. 8545 Philadelphia
Road.

Containing 1.26 acres of land
more or less.

Being the property of Joseph
H. Betz, et ux, as shown on plat
plan filed with the Zoning
Department.

Hearing Date:
WEDNESDAY, AUGUST 27, 1980
AT 9:30 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times Essex, Md., Aug 7 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 7th day of
August, 1980
William E. Hammond Publisher.

PETITION FOR SPECIAL EXCEPTION, VARIANCES AND SPECIAL HEARING

14th District
Zoning: Petition for Special Ex-
ception, Variances & Special Hear-
ing.

LOCATION: Southeast side of Phil-
adelphia Road, 260 feet Southwest
of Golden Ring Road.

DATE & TIME: Wednesday, August
27, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Special Exception for
a used car lot in a B.R. zone; Var-
iances to allow display of vehicles
within 0 feet from the front prop-
erty line in lieu of the required 10
feet and to allow an office trailer
to be within 5 feet of the front
property line in lieu of the required
25 feet and 40 feet from the center-
line of the road in lieu of the required
50 feet and Special Hearing under
Section 500.7 of the Zoning Reg-
ulations of Baltimore County, to
determine whether or not the Zon-
ing Commission and/or Deputy Zon-
ing Commissioner should approve
an amended site plan (Case No. 70-
205-RA) to allow existing structure
to remain, to allow building to be
12 feet from property line contrary
to approved plan showing 18 feet
(0 foot setback variance granted in
Case No. 70-205-RA) and other
changes to be presented at time of
the public hearing in the merits
and to approve a new site plan for
the several uses on the property.

The Zoning Regulation to be ex-
cepted as follows:

Section 238.4 - Area Regulations
All that parcel of land in the
Fourteenth District of Baltimore
County

Description for Special Exception
and Variance part of the Betz prop-
erty, No. 8545 Philadelphia Road,
14th Election District, Baltimore
County, Maryland.

Beginning for the same on the
southeast side of Philadelphia Road,
40 feet wide, at the distance of 260
feet more or less, southwesterly
from the corner formed by the in-
tersection of the southeast corner of
Philadelphia and Golden Ring
Roads and running thence and bind-
ing on the southeast side of Phila-
delphia Road South 58° 00' West 395
feet more or less, thence leaving
said road South 37° 28' East 90 feet,
thence for a line of division the six
following courses and distances:
North 52° 32' East 115 feet, North
37° 28' West 15 feet, North 52° 32'
East 90 feet, North 70° 04' 12' East
52.44 feet, South 37° 28' East 55.00
feet and North 52° 32' East 25.00 feet
to the outline, running thence and
binding on the outline North 52° 32'
East 46.30 feet and North 9° 00' West
130 feet to the place of beginning.

Containing 0.69 acres of land
more or less.

Description for Special Hearing
of the Betz property, No. 8545 Phila-
delphia Road, 14th Election Dis-
trict, Baltimore County, Maryland.

Beginning for the same on the
southeast side of Philadelphia Road,
40 feet wide, at the distance of 260
feet more or less, southwesterly
from the corner formed by the in-
tersection of the southeast corner of
Philadelphia and Golden Ring Roads
and running thence and binding on
the Southeast side of Philadelphia
Road South 58° 00' West 395 feet
more or less, thence leaving said
road the five following courses and
distances: South 37° 28' East 176.80
feet, North 52° 32' East 280.00 feet,
North 37° 28' West 31.00 feet, North
52° 32' East 46.30 feet and North 9°
00' West 130 feet to the place of be-
ginning. The improvements thereon
being known as No. 8545 Philadel-
phia Road.

Containing 1.26 acres of land
more or less.

Being the property of Joseph H.
Betz, et ux, as shown on plat plan
filed with the Zoning Department.

Hearing Date: Wednesday, August
27, 1980 at 9:30 A.M.

Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Chesa-
peake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County
Aug. 7.

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 1980.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a week'y newspaper p inted
and published in Towson, Baltimore County, Md., ~~once~~
of ~~one time~~ successive weeks before the 27th
day of August, 1980, the ~~last~~ publication
appearing on the 7th day of August
1980.

THE JEFFERSONIAN,

L. L. Smith
Manager.

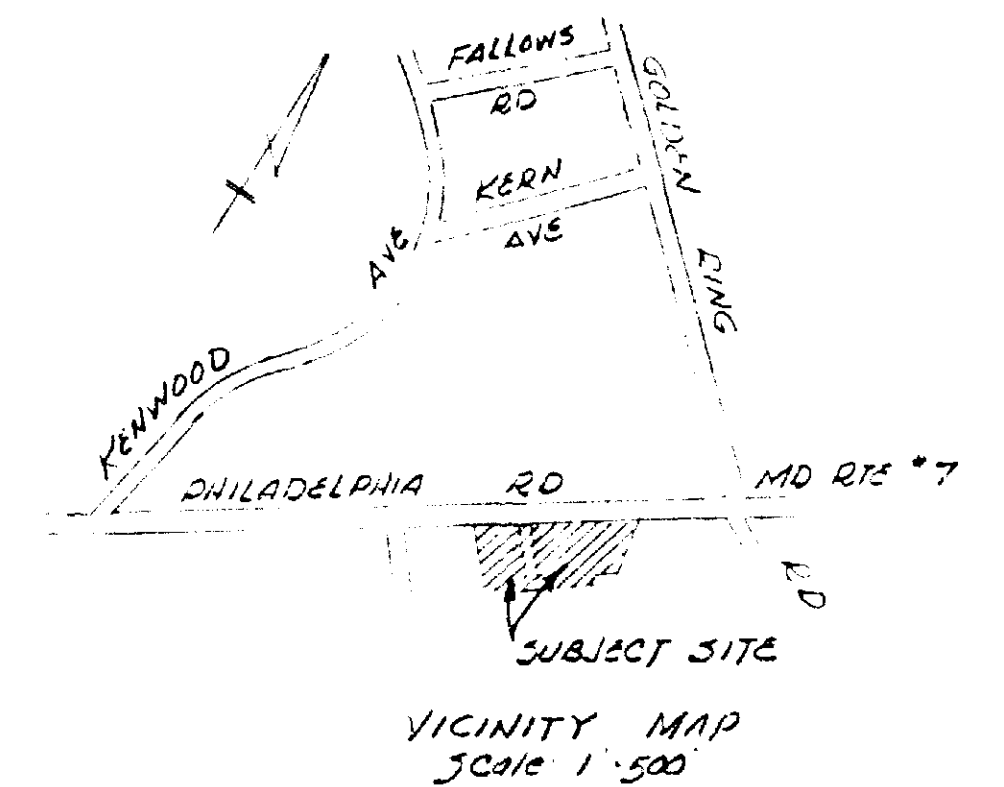
Cost of Advertisement, \$ 43.75

Ex Golden Ring Junior High School

Gettman Ave to be acquired by quit claim deed. Presently not a thru street

Possible in the future the front of the building will be razed and will be used for car display and office

2 1/2 sty Brick
#8552
GOLDEN RING MEDICAL CENTER



EXISTING ZONING: BR
PROPOSED ZONING: BR
with special exception and variance for used car lot
Special hearing to amend site plan with case no. TO 225 RA

PARKING REQUIREMENTS
1 space for every 300 sq ft of floor area

SPECIAL EXCEPTION AREA (A) - 0.69 Acres

Existing bldg - Garage: 1813 sq ft
Existing trailer - office: 132 sq ft
Total Area: 1945 sq ft

PARKING REQUIRED: 7 spaces

PARKING SHOWN:
Garage service bays: 4
Customer parking: 3
TOTAL PARKING: 13 spaces

RESIDENTIAL PARKING: 2

SERVICE GARAGE AREA (B) - 0.57 Acres

Existing car Garage: 4,980 sq ft
Existing trailer - office: 132 sq ft
Total Area: 5,112 sq ft

PARKING REQUIRED: 18 spaces

PARKING SHOWN:
Garage - Service bays: 7
Customer parking: 11
TOTAL PARKING: 18 spaces

FUTURE RADIATOR REPAIR SHOP: 2700 sq ft - 9 spaces

FUTURE PARKING:
Garage Service bays: 3
Customer parking: 6
TOTAL FUTURE PARKING: 9

Outside overnight parking not allowed for damaged or disabled vehicles.

PLAT FOR SPECIAL EXCEPTION FOR USED CAR LOT,
VARIANCES and SPECIAL HEARING

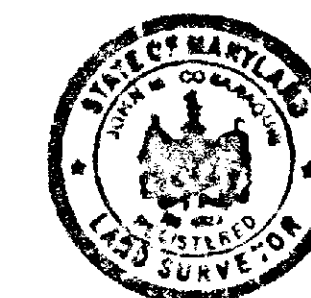
8545 PHILADELPHIA ROAD

14th ELECTION DISTRICT BALTIMORE CO, MD

Scale: 1"=30'

Date: April 7, 1980

JUL 23 '80 PM



K/C ENGINEERS - SURVEYORS

744 DULANEY VALLEY COURT

Blm #231 TOWSON, MARYLAND 21204

OFFICE COPY (301) 821-0032

OUTLINE PREPARED FROM DEED
and NOT A FIELD SURVEY

1000' to existing San Sewer
in process of obtaining easement from
Baltimore County for proposed San Sewer

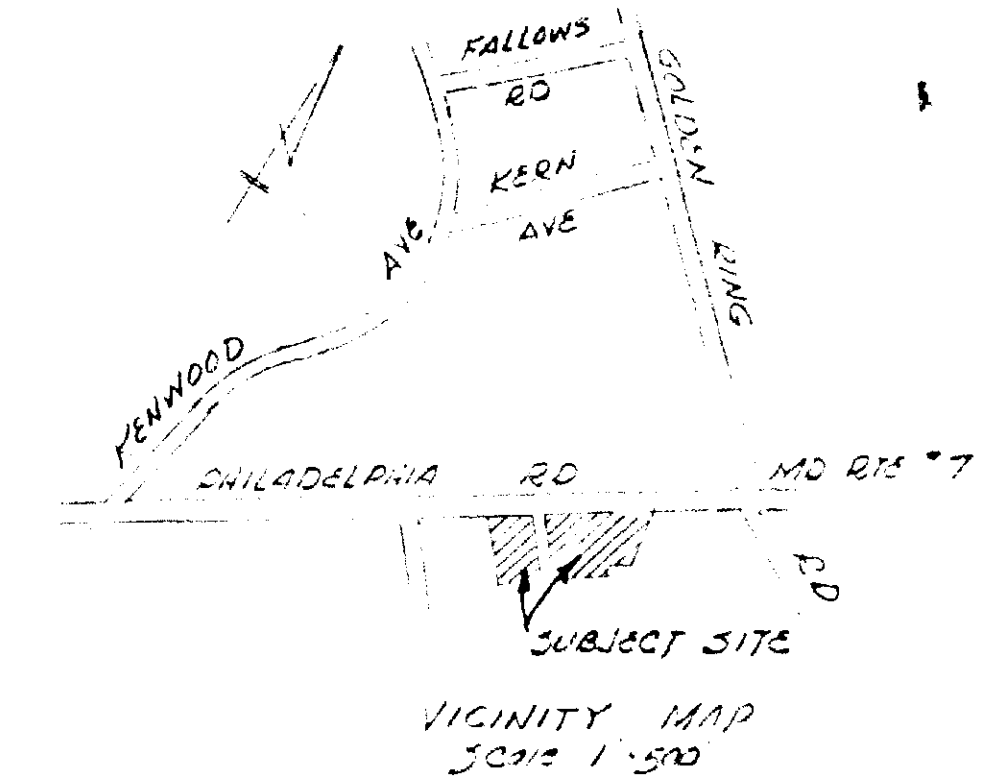
BALTIMORE COUNTY
REDEVELOPMENT PARK

Ex Golden Ring Junior High School

Gettman Ave to be acquired by quit claim deed. Presently not a thru street

Possible in the future the front of the building will be razed and will be used for car display and office

2 1/2 story Brick
#8552
GOLDEN RING MEDICAL CENTER



EXISTING ZONING : BR
PROPOSED ZONING : BR
With special exception and variance for used car lot
Special hearing to amend site plan with case no. 70 205 2A

PARKING REQUIREMENTS
1 space for every 300 sq ft of floor area

SPECIAL EXCEPTION AREA (A) : 0.60 Acres
Existing bldg. Garage : 1813 sq ft
Existing trailer - office : 132 sq ft
Total Area : 1945 sq ft
PARKING REQUIRED : 7 spaces
PARKING SHOWN :
Garage Service bays : 4
Employee parking : 2
Customer parking : 7
TOTAL PARKING : 13 spaces
RESIDENTIAL PARKING : 2

SERVICE GARAGE AREA (B) : 0.57 Acres
Existing bldg. Garage : 4,980 sq ft
Existing trailer - office : 132 sq ft
Total Area : 5112 sq ft
PARKING REQUIRED : 17 spaces
PARKING SHOWN :
Garage - Service bays : 7
Employee parking : 8
Customer parking : 3
TOTAL PARKING : 18 spaces
FUTURE RADIATOR REPAIR SHOP : 2700 sq ft - 9 spaces
FUTURE PARKING :
Garage Service bays : 3
Employee parking : 2
Customer parking : 4
TOTAL FUTURE PARKING : 9 spaces

PLAT FOR SPECIAL EXCEPTION FOR USED CAR LOT,
VARIANCES and SPECIAL HEARING
8545 PHILADELPHIA RD NE
14th ELECTION DISTRICT BALTIMORE CO, MD
Scale: 1"=50' Date: April 7, 1980



K/C ENGINEERS - SURVEYORS
764 TOLANEY VALLEY COURT
TOWSON, MARYLAND 21204
(301) 221-0332

OUTLINE PREPARED FROM D62D
and NOT A FIELD SURVEY

1000' to existing San Sewer
in process of obtaining easement from
Baltimore County for proposed San Sewer

BALTIMORE COUNTY
"ROSEDALE PARK"